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TOWN ATTORNEY
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Brandon Linn
Rodney Phillips
Steve Stroud

**CHINA GROVE PLANNING BOARD MEETING
ELECTRONIC MEETING
Minutes of Regular Meeting
Thursday, September 10, 2020**

The China Grove Planning Board met electronically on Thursday, September 10, 2020 at 6:00 PM at the China Grove Town Hall, 333 North Main Street, China Grove, North Carolina.

Planning Board Members Virtually Present: David Morton, Chairman
Butch Bivens, Vice Chairman
Brie Bivens-Hager
Rodney Phillips
Jason Hinson
Jason Higgins

Planning Board Members Absent: Natalie Morgan

Staff Virtually Present: Pamela Mills, Town Clerk
Franklin Gover, Assistant Town Manager

Visitors Virtually Present: Darryl Wagoner

Roll Call and Recognition of Quorum

Chairman Morton called the meeting to order at 6:00 PM. The presence of a quorum was recognized at that time.

Public Comment

None

2020-Z-04 Manufactured Home Residential to Neighborhood Center

Chairman Morton opened the courtesy hearing and asked if any written comments were submitted.

No written comments were submitted.

Darryl Wagoner

He stated he is representing Mr. Register on this project by drawing a site plan. He stated Mr. Register is wanting to expand his parking lot and needs the rezoning to do so.

Chairman Morton closed the courtesy hearing.

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Mr. Hinson asked if Porky's is already zoned N-C. Chairman Morton stated yes this would join that zoning district. He stated Mr. Wagoner just confirmed what we thought would be happening with this property. He stated the Board cannot consider what the applicant has planned for the property we have to determine everything that could go on the property. He stated we have not seen the site plan because of this.

Statement of Consistency and Reasonableness

Mr. Higgins made the motion that 2020-Z-04 is appropriate and necessary to meet the development needs of China Grove for the following reasons not previously envisioned by the China Grove Land Use Plan because it is consistent with the adjacent property. Furthermore, the adoption of 2020-Z-04 is deemed an amendment to the China Grove Land Use Plan and is reasonable and in the public interest based on the following facts that it is located near an intersection of Main Street and Hwy 29 and would provide automobile and pedestrian connections to the surrounding area. Mr. Phillips seconded the motion, upon a roll call vote Chairman Morton voted yes, Mrs. Bivens-Hager voted yes, Mr. Hinson voted yes, Mr. Bivens voted yes. (6-0)

Mr. Higgins made the motion to recommend the approval of the request to rezone Rowan County Tax Parcels 117 210 from Manufactured Home (R-MH) to Neighborhood Center (N-C). Mrs. Bivens-Hager seconded the motion, upon a roll call vote Chairman Morton voted yes, Mr. Phillips voted yes, Mr. Hinson voted yes, Mr. Bivens voted yes. (6-0)

2020-Z-05 Suburban Residential to Manufactured Home Residential

Chairman Morton opened the courtesy hearing and asked if any written comments were submitted.

No written comments were submitted.

Chairman Morton closed the courtesy hearing.

Chairman Morton recused himself from the voting due to having a close relationship with the applicant.

Mr. Hinson stated with the county restricting them to only one house per lot he is good with it. Mr. Higgins and Mr. Phillips agree.

Statement of Consistency and Reasonableness

Mr. Phillips made the motion that 2020-Z-05 is appropriate and necessary to meet the development needs of China Grove for the following reasons not previously envisioned by the China Grove Land Use Plan because it is consistent with the Rural Residential future land use category being a single manufactured home on individual lots. Furthermore, the adoption of 2020-Z-05 is deemed an amendment to the China Grove Land Use Plan and is reasonable and in the public interest based on the following fact the design would preserve the existing rural character and offer larger lots. Mr. Higgins seconded the motion, upon a roll call vote Mrs. Bivens-Hager voted yes, Mr. Hinson voted yes, Mr. Bivens voted yes. (5-0)

Mr. Higgins made the motion to recommend the approval of the request to rezone Rowan County Tax Parcels 128A013 and 128 095 from Suburban Residential (R-S) to Residential Manufactured Home (R-MH). Mrs. Bivens-Hager seconded the motion, upon a roll call vote Mr. Phillips voted yes, Mr. Hinson voted yes, Mr. Bivens voted yes. (5-0)

2020-Z-06 Central Business to Town Residential

Chairman Morton opened the courtesy hearing and asked if any written comments were submitted.

No written comments were submitted.

Chairman Morton closed the courtesy hearing.

Statement of Consistency and Reasonableness

Mr. Higgins made the motion that 2020-Z-06 is appropriate and necessary to meet the development needs of China Grove for the following reasons not previously envisioned by the China Grove Land Use Plan due to the fact this would join a large existing Town Residential district. Furthermore, the adoption of 2020-Z-06 is deemed an amendment to the China Grove Land Use Plan and is reasonable and in the public interest based on the following fact that the properties are developed with single family homes. Mr. Bivens seconded the motion, upon a roll call vote Chairman Morton voted yes, Mr. Higgins voted yes, Mr. Phillips voted yes, Mrs. Bivens-Hager voted yes. (6-0)

Mr. Bivens made the motion to recommend the approval of the request to rezone portions of Rowan County Tax Parcels 102 074, 102 218, 102 061, 102 062, 102 063, 102 220, 102 075 from Central Business (C-B) to Town Residential (R-T). Mrs. Bivens-Hager seconded the motion, upon a roll call vote Chairman Morton voted yes, Mr. Higgins voted yes, Mr. Hinson voted yes, Mr. Phillips voted yes. (6-0)

Adjourn

Mr. Phillips made the motion to adjourn. Mrs. Bivens-Hager seconded the motion, which was carried unanimously.

David Morton
Chairman

Pamela L. Mills, CMC
Town Clerk